

# Comment for planning application 20/02827/F

<b>Application Number</b>	20/02827/F
<b>Location</b>	Orchard House Church Lane Wendlebury OX25 2PN
<b>Proposal</b>	Change from residential care home (C2) to a single-family dwelling (C3) and build double storey rear extensions to form additional living area and bedrooms.
<b>Case Officer</b>	Gemma Magnuson
<b>Organisation Name</b>	Pia Hodgkins
<b>Address</b>	3 The Old Rectory, Old Rectory Court, Wendlebury, Bicester, OX25 2PB
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Please kindly note, this objection is in addition to the points raised by The Old Rectory as a whole. I have to object to the current plans for development of Orchard House but would welcome it becoming a single-family home suited to the site. Although the planning application states that changes to the property "would not have a detrimental effect on any of the neighbouring properties" and that "there will be no impact upon daylight and sunlight affecting amenity levels for any of the neighbours" neither statement is correct. The substantial enlargement of what is being described as a family home, along with the increase to roof height and the addition of a large garage would have a huge impact on daylight, sunlight, privacy and amenity for The Old Rectory as a whole but especially for my home, 3 The Old Rectory. 3 The Old Rectory is a ground floor flat which has two habitable rooms. One of these rooms has a window facing the east elevation of Orchard House. This room is used as my bedroom and my workspace. It faces the single storey section of Orchard House, which allows for daylight and, later in the day, sunlight to enter the building and grounds. Increasing the roof height of the existing two storey section of the building would affect how long sunlight is available all year round and, even worse, adding a second storey would severely impact daylight and block all sunlight to this room at any time of the year. I understand natural light is considered to be an important residential amenity for health and well-being and feel this development plan would severely impact the enjoyment of my property and my health and well-being. Additionally, with the plans for three new windows facing my bedroom, two of them being from a kitchen where the current plans would indicate that the sink and cooking areas would be located, precisely the areas where people stand and look out, I am very concerned about the loss of privacy to which I am accustomed. As described more fully in the objection from The Old Rectory, I have concerns regarding the impact on trees that currently provide some level of privacy. In conclusion, in addition to the issues already raised in the objection submitted by The Old Rectory, I believe that this current development plan would not "form an appropriate relationship with and enhance the character and appearance of the area" but would make the outlook unacceptably closed in for a rural location. Surely if the intention is to create a high quality family home it would seem more appropriate to consider starting again with a good, well thought out design that does not overlook and overbear upon neighbouring properties?</p>
<b>Received Date</b>	18/11/2020 16:56:34
<b>Attachments</b>	